

Herndon Downtown Development Analysis

Illustrative Plan Option A	Townhouses	Apt Units	Parking	Office	Parking	Retail	Parking	Civic	Parking	Hotel	Parking	Committed Parking	Total Parking	Provided Parking	Structured Deck Configuration	
															Levels	Height (approx.)*
South A																
South B			0		0		0		0				0			
South C		60	108		0	32,000	192		0				300	309	Ground + 2	20 feet
South D	22		0	23,400	82	26,200	157		0			182	421	570	Ground + 3	30 feet
South E		80	144		0		0		0				144	(parking in the 570 space deck above)		
South F		80	80		0		0		0				80	68		
Subtotals	22	220	332	23,400	82	58,200	349	0	0	0	0	182	945	947		
North G	7		0		0		0		0				0			
North H			0		0		0	12,000	36				36			
North I		80	144		0		0		0				144	144	Ground + 1	10 feet
North J			0		0	4,800	29		0				29	17		
North K			0		0	9,600	58		0				58	53		
North L			0		0		0		0				0			
North M			0		0	12,850	42		0	150	150		192	193	2	Below Grade
North N			0		0	4,800	29		0				29			
North O						13,000	78						109	109		
Subtotals	7	80	144	0	0	45,050	236	12,000	36	150	150	0	488	516		
Pine Center	57	104	187		0	44,000	220		0		0		407	480	Ground + 1	10 feet (each)
Totals	86	404	663	23,400	82	147,250	805	12,000	36	150	150	182	1,840	1,943		

Illustrative Plan Option B	Townhouses	Apt Units	Parking	Office	Parking	Retail	Parking	Civic	Parking	Hotel	Parking	Committed Parking	Total Parking	Provided Parking	Structured Deck	
															Levels	Height (feet)
South A																
South B			0		0		0		0				0			
South C			0	18,000	63	32,000	192		0				255	309	Ground + 2	20 feet
South D	22		0	19,400	68	24,200	145	4,500	14			182	409	426	Ground + 2	20 feet
South E			0		0	2,500	15	12,000	36				51			
South F	28		0		0		0		0				0	60		
Subtotals	50	0	0	37,400	131	58,700	352	16,500	50			182	715	795		
North G	7		0		0		0		0				0			
North H			0		0		0		0				0			
North I	29		0		0		0		0				0	0		
North J			0		0	4,800	29		0				29	17		
North K			0		0	9,600	58		0				58	53		
North L			0		0		0		0				0			
North M			0	15,000	53	15,000	50		0		0		102	102	1	Below Grade
North N			0		0	4,800	29		0				29			
North O																
Subtotals	36	0	0	15,000	53	34,200	165	0	0	0	0	0	217	172		
Pine Center	106		0		0	15,000	75	5,000	15		0		90	40		
Totals	192	0	0	52,400	183	107,900	592	21,500	65	0	0	182	1,022	1,007		

Pine Options																
Pine (Existing)	17	0	0	78700	394	0	0						394	270		

* from lowest point at grade

Development Comparison				
	OPTION A	OPTION B		
Townhouses	86	192	dwelling units	
Apartments	404	0	dwelling units	
Office	23,400	52,400	gross floor area in square feet	
Retail	147,250	107,900	gross floor area in square feet	
Civic	12,000	21,500	gross floor area in square feet	
Hotel	150	0	hotel rooms	
Parking	1,943	1,007	parking spaces	